

Glenn Church

Candidate Name: Supervisor - District 2

Email: gwchurch@gmail.com

Occupation: Farmer/small businessman

Years in the Area: 63

Education: Hartnell College, Associate of Arts, graduated as valedictorian; UCSC, left 1 quarter short of a degree.

HOUSING POLICY

What is your position on affordable housing? Please be specific with regards to policies you support or oppose.

Monterey County need to change its policies to encourage the building of smaller homes. The average American home has increased by 1000 sq. ft. since the 1970s. Making smaller homes is the single most controllable step to lowering housing costs. Unfortunately, everything from inclusionary housing policies (which require inclusionary housing to be the same size as market rates homes) to county regulatory policies push up housing costs. There needs to be a comprehensive review of all building regulations so that health and safety regulations are retained but less important regulations are reduced to lower costs. These exceptions would only apply to affordable housing and not to the building of market rate housing.

Do you support modifying county policies to make it easier and cheaper to build housing? If so, what specific policy changes do you support?

Change policies to encourage the building of ADUs, duplexes, fourplexes and allow currently built larger homes to be split into duplexes or more. Cheaper housing can also be created by allowing multiple smaller homes on current lots, encouraging manufactured housing parks and by lessening some non-health and safety requirements such as landscaping.

Do you support requiring that “inclusionary housing” units be made permanently affordable, even upon resale? If not, please explain.

If the housing is created by public funds, probably yes. If built by private funds and regulatory changes, which make the building of the home so that the builder is not losing money, then no. I have deep concerns with limiting low-income people from building wealth through home ownership which deed restrictions do. Consideration need to be given so that inclusionary housing policies do not widen the wealth gap between the haves and have nots.

Do you support requiring developers of hospitality, commercial and industrial projects that significantly increase demand for already scarce housing resources to also build workforce housing?

This would depend on the project as there are too many variables to make a sweeping statement as the project, scope and location are all important considerations.

What is your position on short-term rentals? Do you consider them in competition with long-term rentals? If not, why not? If so, what do you propose to do about it?

In areas such as the Monterey Peninsula and Carmel Valley, there are considerable commercial hotels and motels providing facilities and jobs now. Some neighborhoods are disrupted by short-term rentals. In the Salinas Valley, there is a lack of commercial hotels and motels and the short-term rentals are not as likely to disrupt neighborhoods. While the Monterey Peninsula/Carmel Valley short-term rentals are apt to compete with the long-term rentals, the Salinas Valley short-term rentals are likely to be attached to commercial enterprises like wineries where the conflict with long-term rentals is lessened. In short, one policy does not fit the entire county. It must be applied to the specific needs of the geographic location.

Where should the County identify available sites to meet its RHNA obligations in its next Housing Element?

This should be determined by an analysis of where the workforce is traveling the furthest. Reducing travel time reduces carbon emissions, traffic congestion, road wear and increases free time and quality of life for the workforce. It is important to gather this information before determining sites.

What programs and incentives should the County adopt in its next Housing Element to promote development of affordable housing?

My answers to the first two questions generally address this. Policies should be considered that will not cause builders to lose money on affordable housing. That only imposes a greater burden on nonprofits and government to provide affordable housing.

What other housing policies do you support or oppose?

I strongly support policies that encourage first-time home buying.

WATER POLICY

What specific proposals do you support to ensure our community can meet its water demands without over-drafting groundwater aquifers?

First, we must tap into all available sources of water. The Tembladero Slough and Old Salinas River Channel remain a significant source of water that could be treated and utilized. We also need to encourage catchment basins on the hillsides of the Salinas

Valley and North County areas. Wetlands need to be restored. Maximum utilization of the Salinas River needs to be accomplished under the guidelines of Permit #11043. If desalination is implemented, it must address the needs of all communities and people within its range, not just a few.

Are the various Salinas Valley Groundwater Sustainability agencies effectively and expeditiously implementing the Sustainable Groundwater Management Act (SGMA)? Why or why not?

The greater Prunedale/Royal Oaks areas under the SVGSA remain ignored and their water needs unaddressed. These areas have been paying for the Nacimiento, San Antonio and rubber dam as far back as 1958 with no benefit. MCWRA doesn't even do an extraction report on water from these areas. Some areas are politically drawn into the 180/400 aquifer, but are not hydrologically a part of it. The policies are being written to address some interests while ignoring others.

GROWTH POLICIES

To discourage sprawl and encourage urban infill, should LAFCO limit or decline to approve further annexations of county land to Salinas Valley cities so as to accommodate only their projected growth and RHNA obligations?

RHNA obligations do not adequately address the affordable housing needs. There is a far greater shortage of affordable homes than the requirements sought in RHNA. To address those needs, both infill and annexations are going to be required. However, the issues here are much deeper than that, involving protecting agricultural land, water consumption that impacts the water from the Salinas River flowing northward, traffic congestion and county services.

Are the Memoranda of Agreement between the County and four Salinas Valley cities effective in ensuring city-centered growth in the Salinas Valley? If not, what else should the County do to focus growth in urban areas?

The Agreement between the County and City of Salinas fail to adequately address the needs of surrounding residents in the unincorporated communities of Boronda and Bolsa Knolls. I do not know if this is a problem in the four Salinas Valley cities with residents in their sphere of influence. If the cities were required to take greater consideration of those in a sphere of influence, the cities may be more inclined to maximize growth within their urban areas. As it stands, when an area is designated as within a sphere of influence, the County tends to step back and the city not fully embrace the needs of those people. This strikes me as a major concern as the cities grow and expand. I have yet to see an Agreement that adequately addresses these concerns.

New commercial developments and hotels create more trips and additional vehicle miles travelled on already overcrowded roads and highways. Both residents and visitors pay the price of delay and increased pollution. What specific traffic congestion relief solutions do you support?

The hospitality industry is already considering more sustainable approaches for tourism involving buses and flights, both which will reduce congestion. But the first step is to restore Transient Occupancy Tax percentages to the level they were decades ago for road and other infrastructure maintenance. The percentages are currently at approximately 25% with the bulk of the rest going to the General Fund. This must be changed to improve road maintenance, which is far below the levels of 50 years ago.

TRANSPORTATION POLICIES

Do you support roundabouts on Highway 68 and other roads? What other transportation policies or practices have you seen that local governments should incorporate?

In general, I support roundabouts.

Monterey County is failing to adequately address traffic calming solutions. Speeding is an increasingly serious problem on county roads.

CANDIDATE PRIORITIES

If you are elected, what will be your top three priorities?

Wildfire mitigation. Affordable housing. Improved county services.

What land use policies would you champion for the community?

In general, those policies would include preservation of agricultural land, preservation environmentally sensitive areas (especially wetlands), increasing affordable housing, and economic development in underserved communities such as Pajaro and Castroville.

CANDIDATE QUALIFICATIONS

What accomplishments in your career or public service are you most proud of?

In the 1980s, I organized local opposition to the secret testing of what was to be the world's first environmental release of a genetically engineered organism in the Elkhorn area. I was not opposed to the technology, but to the fast-track permitting and secrecy by the EPA that ran counter to all my beliefs of open government. The testing was halted here, but I continued to pursue the testing and organized opposition in areas such as Tule Lake and Contra Costa County where the test was eventually conducted 18 months later. My activities involved testimony before a Congressional subcommittee and an appeal to the California Supreme Court.

In the 1990s, I served for six years on the Board of Directors of Amnesty International USA, the world's largest human rights organization, including as Program Chair. The opportunity allowed me to partake in a range of activities involving legislation, conferences and meetings with government officials, such as an arms control conference in Lausanne, Switzerland and a meeting with then President of Pakistan Benazir Bhutto. More recently, I co-wrote the book with my wife, Kathryn McKenzie, "Humbled: How California's Monterey Bay Escaped Industrial Ruin." It documented a nearly forgotten piece of history that ... *response exceeded 200 words*.

Experience

40 years of county and community involvement in committees and local organizations.